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NEGATIVE DECLARATION

Date of Publication of
Preliminary Negative Declaration: September 3, 1982

Lead Agency: City and County of San Francisco, Department of City Planning, 450 McAllister St. - 5th Floor, San Francisco, CA 94102

Agency Contact Person: Paul Rosetter Tel: (415) 558-5261

Project Title: 81.403E
Mixed Use Development

Project Sponsor: Hoy San Ning Yung Benevolent Association

Project Contact Person: Mr. Fiory

Project Address: 814-828 Stockton Street

Assessor's Block(s) and Lot(s): Block 225, Lot 14

City and County: San Francisco

Project Description: Residential/Commercial Building with 29 residential condominiums, 3,470 sq. ft. of office space, 3,260 sq. ft. of retail space, and 8 parking spaces, with 12 stories above basement, 125 feet in height, with a 7-foot cornice above.

THIS PROJECT COULD NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT. This finding is based upon the criteria of the Guidelines of the State Secretary for Resources, Sections 15081 (Determining Significant Effect), 15082 (Mandatory Findings of Significance) and 15084 (Decision to Prepare an EIR), and the following reasons as documented in the Initial Evaluation (Initial Study) for the project, which is attached:

See attached.

DOCUMENTS DEPT.
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Sa52m

Mitigation measures, if any, included in this project to avoid potentially significant effects: A building evacuation plan and procedures for evaluating archeological and historical remains, if discovered on the site, have been included in the project.

Final Negative Declaration adopted and issued on _____

_____
Alec Bash, Environmental Review Officer

Final Negative Declaration adopted and issued on _____

_____
Alec Bash, Environmental Review Officer

ER4

I. PROJECT DESCRIPTION

Objectives

The Hoy San Ning Yung Benevolent Association, a nonprofit organization, proposes to construct this mixed use development in San Francisco's Chinatown. The sponsor intends to retain ownership of the offices and may itself occupy some or all of the space. However, the office space may be sold as business condominiums at some time in the future. The sponsor's objective is to provide modern housing in Chinatown and to earn income for the activities of the Benevolent Association. The architectural firm for the project is Fiory and Wong.

Location

The project would be at 814-828 Stockton Street, in Assessor's Block (AB) 225, Lot 14, between Sacramento and Clay Streets (Figures 1 and 2). The eastern boundary of the site is formed by Hang Ah Alley and Pagoda Place. Pagoda Place is a 75-foot long public street, with access from Sacramento Street. Pagoda Place ends at a line parallel to the southern boundary of the project site. Hang Ah Alley is part of a parcel which was acquired by the Recreation and Park Department along with the Chinese Playground; it is not a dedicated public right-of-way. Several properties adjacent to Hang Ah Alley have vehicular access to Hang Ah through a perpetual easement assigned to the deed. Stockton is a major thoroughfare, as designated by the Transportation element of the San Francisco Comprehensive Plan. The site covers 4,658 square feet, with about 69 feet of frontage on both Stockton Street and Pagoda Place. The site is currently occupied by a one-story concrete building with a basement.
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750 California (between Grant and Stockton) a 73-unit,
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y is discussed in Background Document I, Land Use, on
r review at the Department offices at 450 McAllister

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Two other projects are proposed within the project vicinity. At 714 Stockton, a 24-unit residential condominium building is proposed (EE80.172) for a lot that is currently used for parking. This building would be 13 stories, plus a garage for 14 cars. At 750 California (between Grant and Stockton) a 73-unit, 16-story residential condominium is proposed, with two parking sub-basements. Land use in the vicinity is discussed in Background Document I, Land Use, on file and available for review at the Department offices at 450 McAllister Street, 5th Floor.

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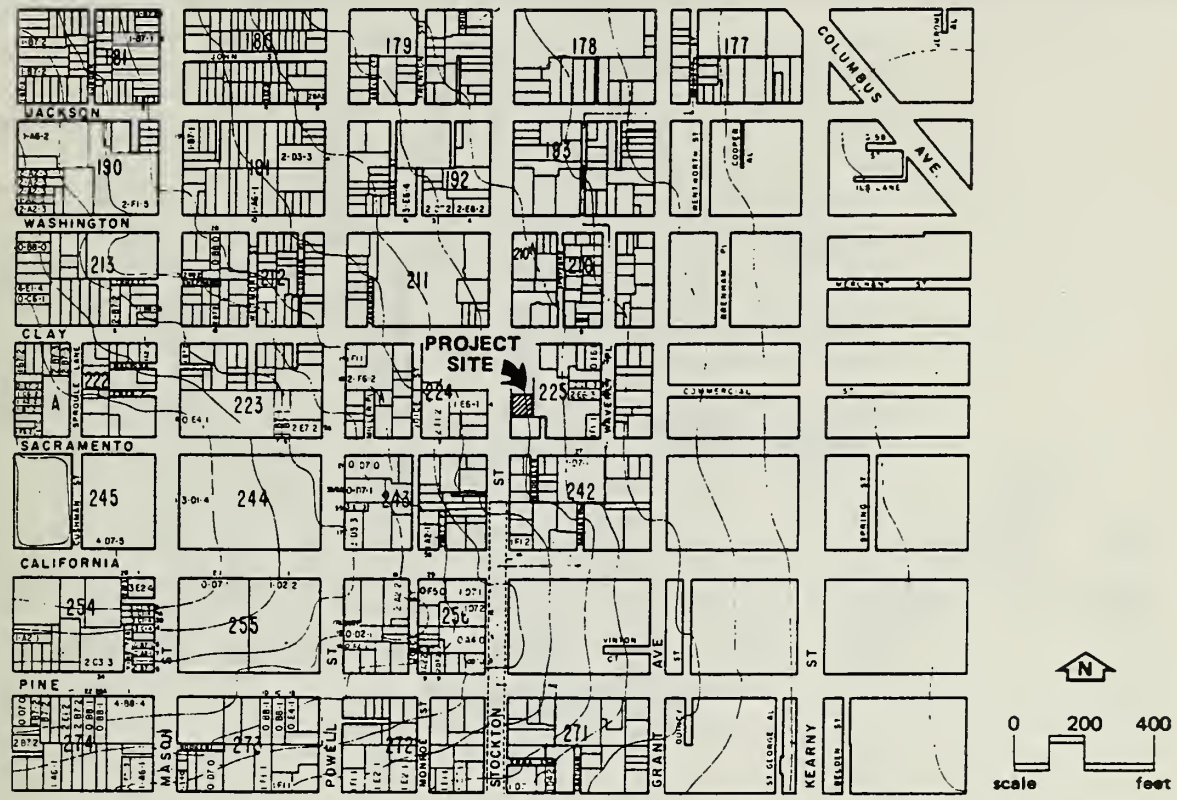
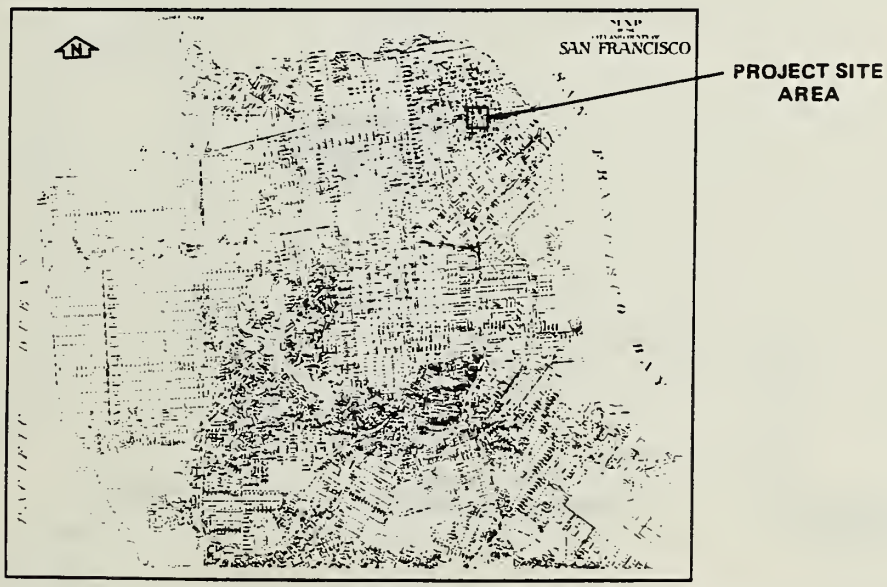
figure 1 PROJECT LOCATION

source: Planning Analysis & Development



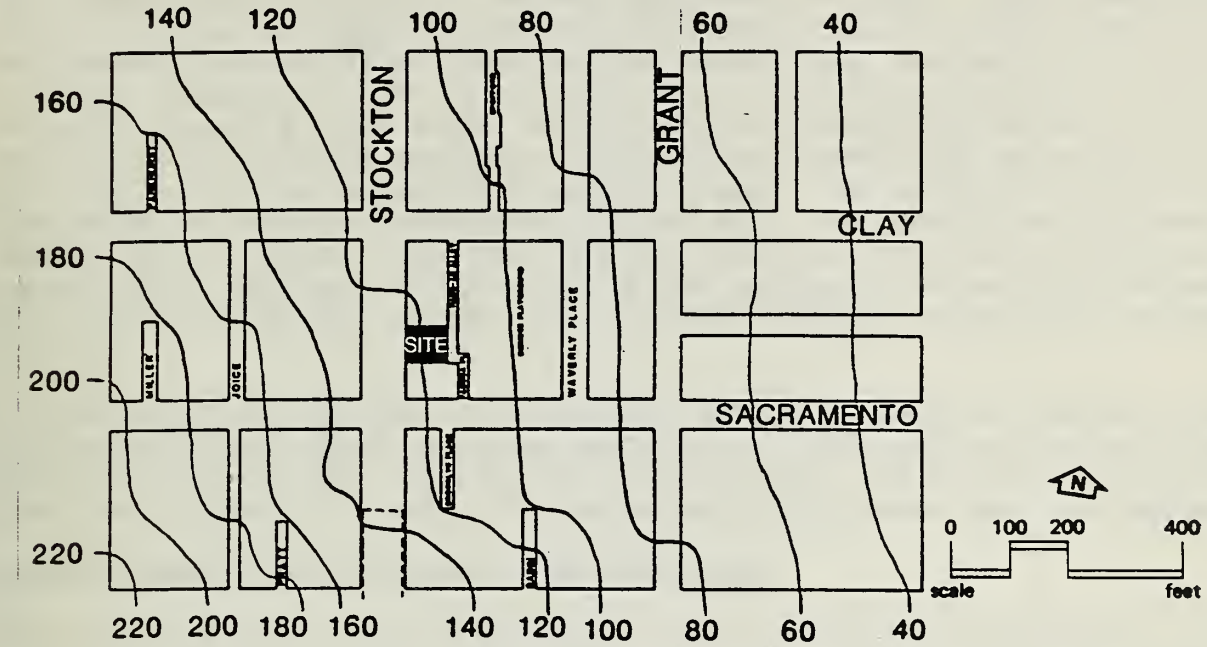


REGIONAL LOCATION

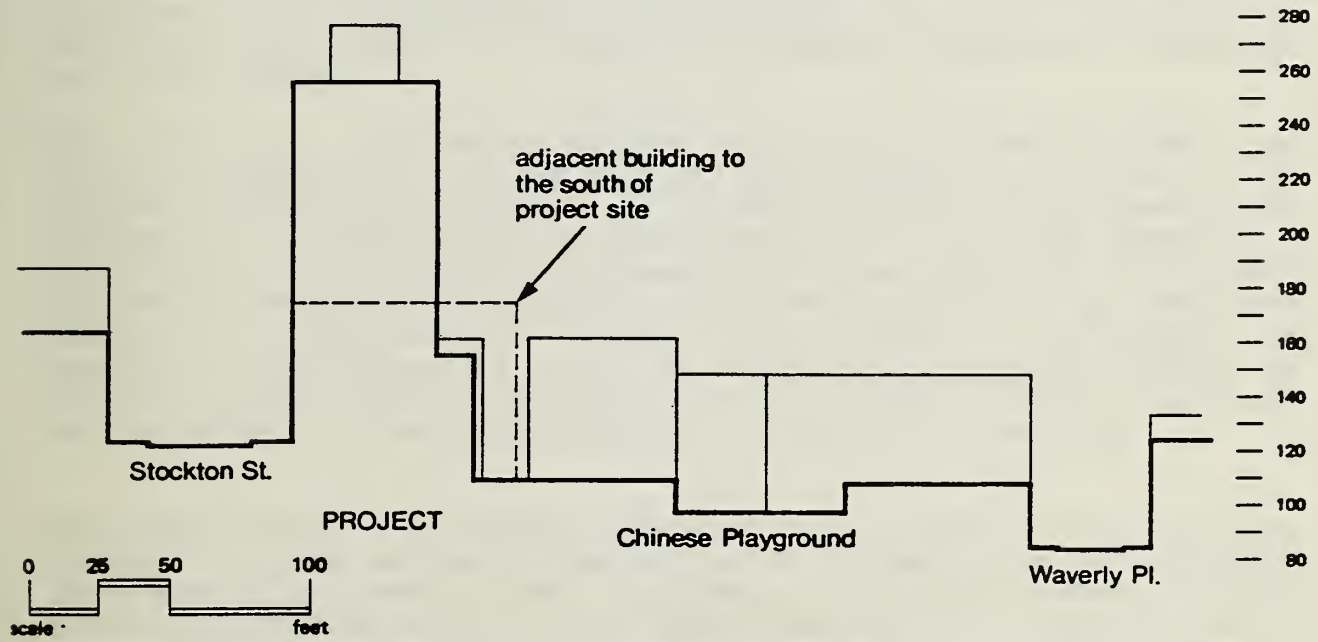
figure 2

source: Fiory & Wong

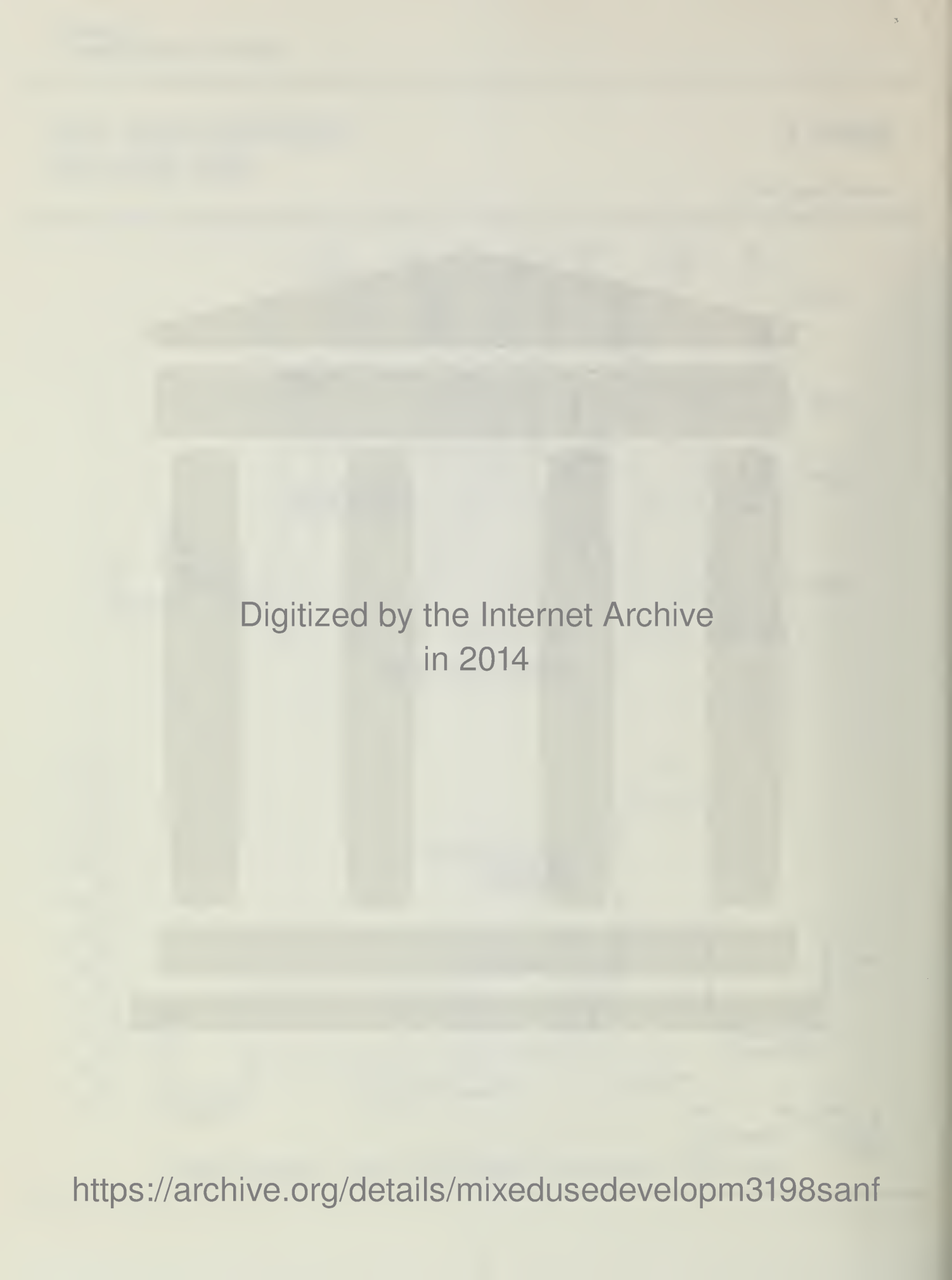
CONTOUR MAP AND SITE SECTION



CONTOUR MAP



SECTION THROUGH PROJECT SITE looking north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https://archive.org/details/mixedusedevelopm3198sanf

Physical Characteristics of the Building

The project would have about 3,260 net square feet of retail space fronting on Stockton Street, estimated to rent for $2.50 per square foot, and about 3,470 net square feet of office space on the second floor, estimated to rent for $1.50 per square foot. The third floor would be the first residential level, and would contain a 1,000 square foot terrace overlooking Hang Ah Alley, and a social room for building residents. Additional common open space would be provided on a 4,650 square foot rooftop terrace. The remaining floors would have three two-bedroom condominiums (Figures 3-7). The twelfth and thirteenth floors would contain one one-bedroom and four two-bedroom penthouse condominiums. The two one-bedroom units are estimated to sell for between $160,000 and $190,000, and the 27 two-bedroom units for between $190,000 and $250,000.

A contour map for the area and a sectional drawing through the site area from Stockton to Waverly Place are shown in Figure 2. Materials for the building exterior have not been chosen, but the architect states that concrete and glass would probably be used. The residential portion would have bay windows.

General Planning Code and Master Plan Provisions

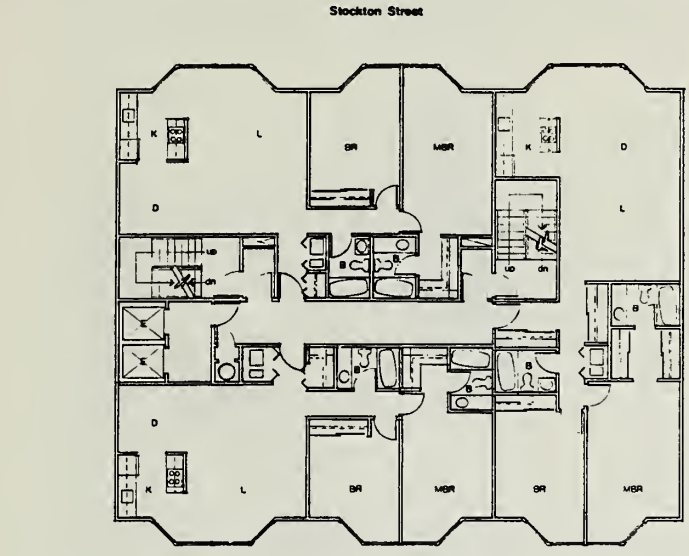
The site is within a C-3-G (Downtown General Commercial) District. The maximum floor area ratio (FAR) is 10 to 1 which would allow a maximum floor area of 46,580 gross square feet, as is proposed. A maximum of 37 housing units would be allowed. The proposed design includes about 4,350 sq. ft. of common open space on the terrace and rooftop, when the City Planning Code requires a minimum of 1,388 sq. ft. The project meets the Planning Code requirement of one space for every four dwelling units in a C-3 district by providing eight spaces for 29 units. No parking is required for commercial use in this district.

The site is in a 160-F Height and Bulk District which allows buildings up to 160 feet in height with bulk limits of 110 feet in length and 140 feet on the diagonal above 80 feet in height. A 50-foot height limit is proposed by the Department in "Guiding Downtown Development," July 1982 for properties, including this site, which might shade the Chinese Playground to the east. The project would be the tallest building on the block. As seen from Stockton, it would be about 125 feet high, excluding a 7-foot parapet. As seen from Pagoda Place, it would be about 140 feet high. Buildings immediately surrounding the site are about 40 feet high, although some are as tall as 65 feet. The existing building on the site is 19 feet high.

Residence Element: The Residence Element of the Comprehensive Plan encourages conversion of underused non-residential land to residential use, and mixed use development in the downtown area. The Commerce and Industry Element calls for maintaining and strengthening viable neighborhood commercial districts readily accessible to city residents, calling for multiple-use with priority to neighborhood-serving activities. The proposal is responsive to these policies. The Urban Design Element calls for promoting harmony in the visual

figure 3 FLOOR PLANS

source: Fiory & Wong



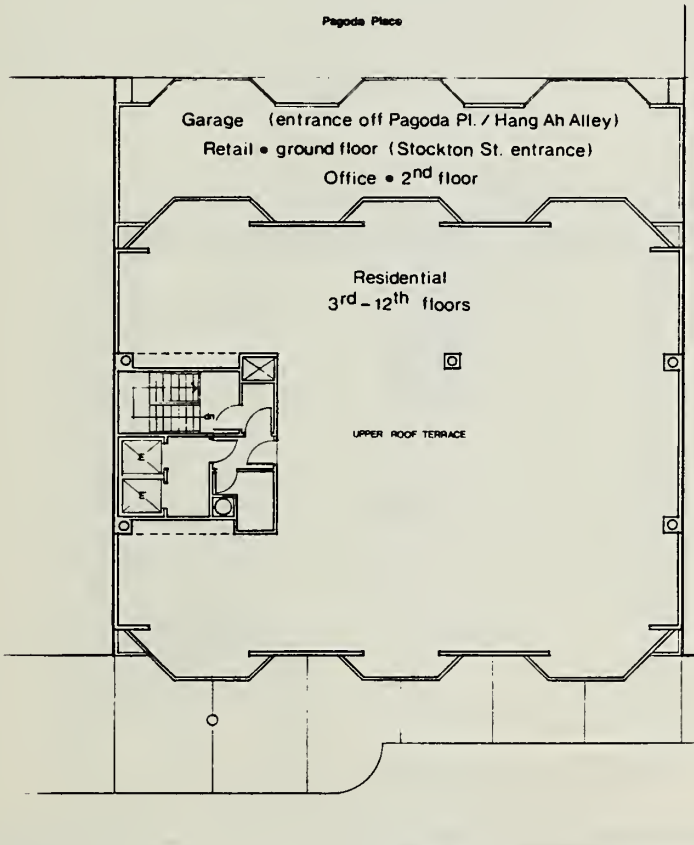
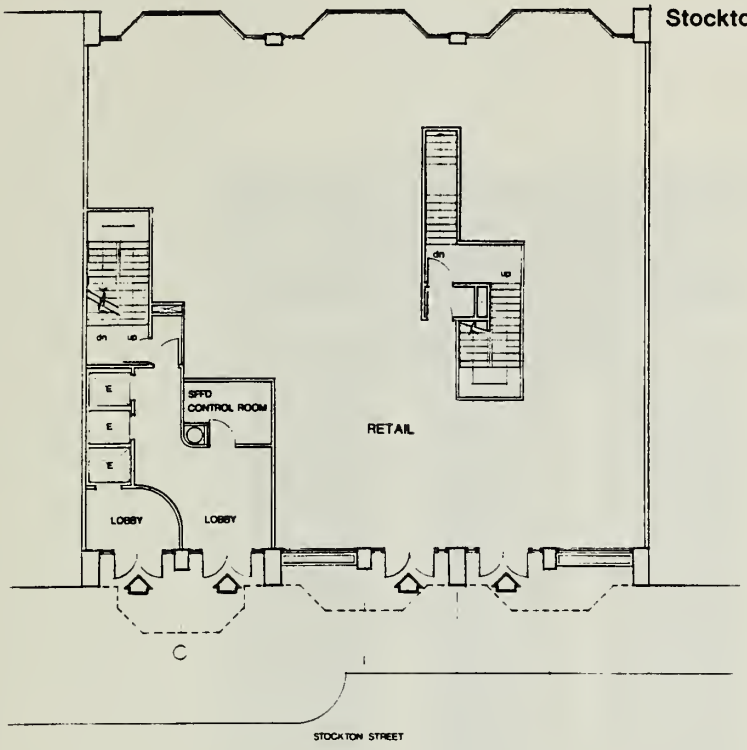

Pagoda Place
Garage (entrance off Pagoda Pl. / Hang Ah Alley)
Retail • ground floor (Stockton St. entrance)
Office • 2nd floor
Residential
3rd - 12th floors
UPPER ROOF TERRACE
Site Plan / Roof Plan
N
0 5 10 20 FT.

figure 4

source: Fiory & Wong

FLOOR PLANS
Entry level



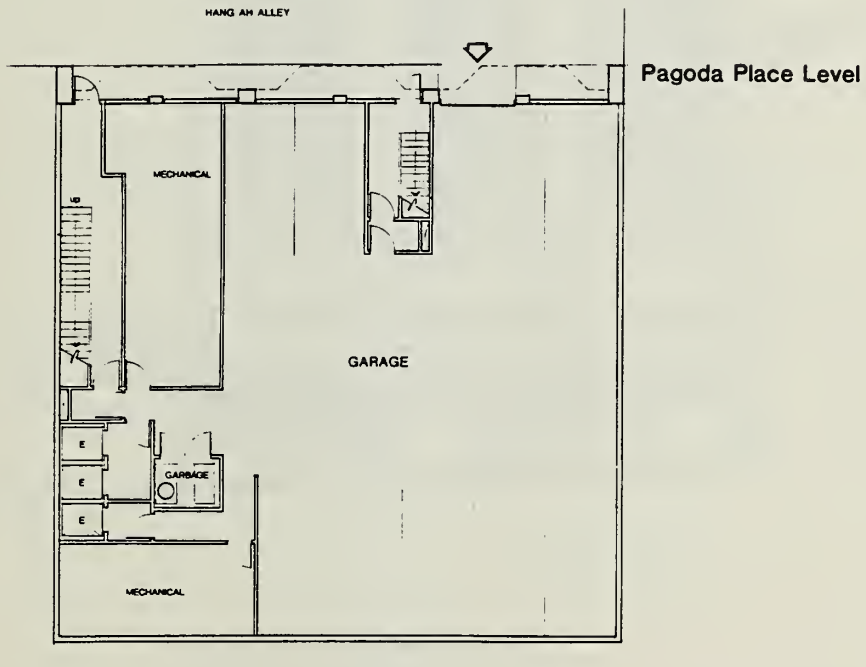


figure 5

BUILDING ELEVATION

source: Fiory & Wong

West Elevation (Stockton Street)

figure 6

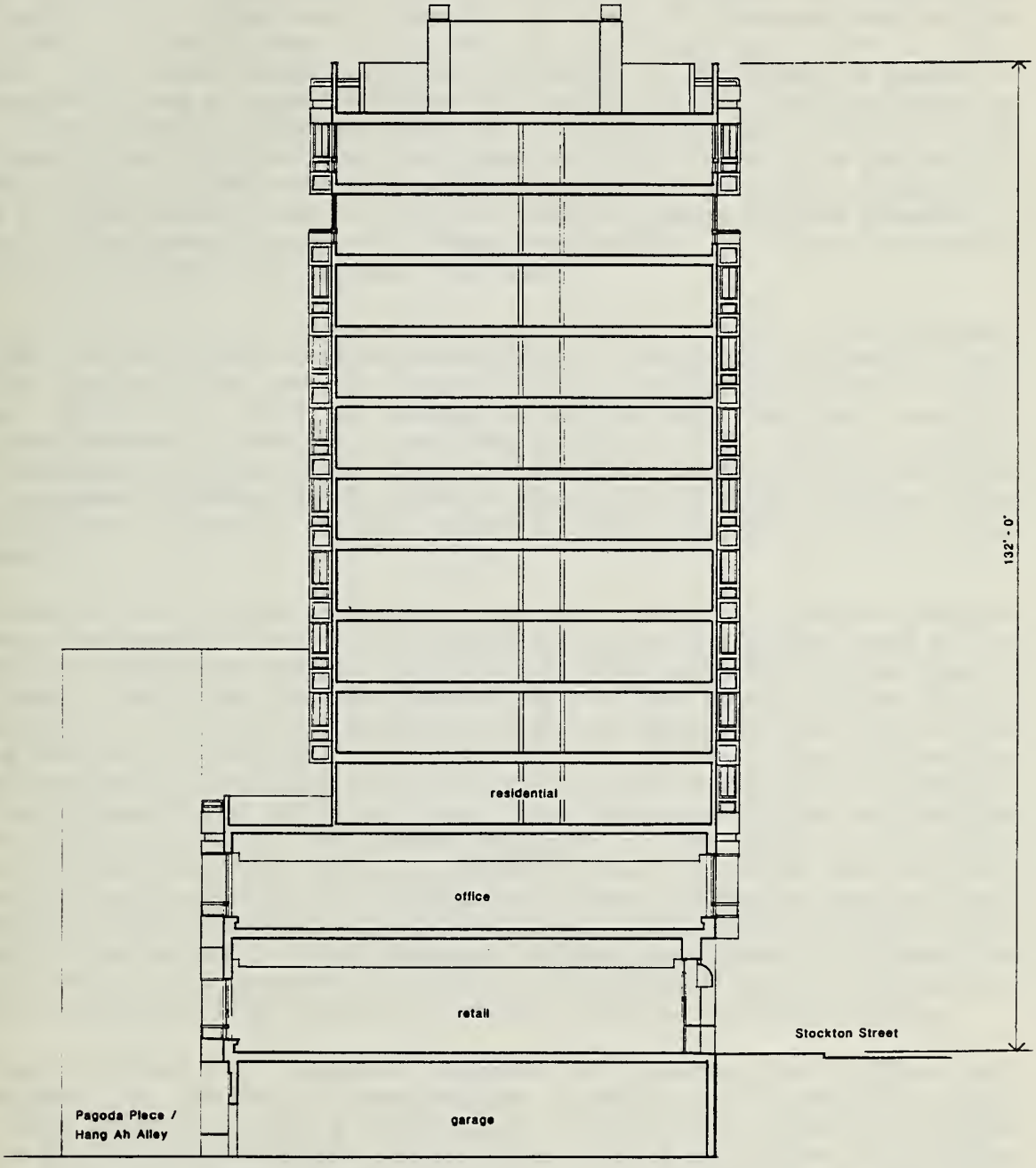
BUILDING ELEVATION

source: Fiory & Wong

East Elevation (Pagoda Place / Hang Ah Alley)

figure 7 BUILDING SECTION

source: Fiory & Wong



Building Section

relationship and transitions between new and older buildings. This building would be several stories taller than other buildings on Stockton Street with extensive use of glass and balconies which is not typical of the area. The element also calls for buildings to the south, east and west of parks to be limited in height or effectively oriented so as not to prevent the penetration of sunlight. The building would increase the amount of afternoon shade on the tennis court of the Chinese Playground, as is discussed later in this document. The Urban Design Guidelines for Height of Buildings, as mapped in that document, shows a suggested range of from 89 to 160 feet for Stockton Street. Any official determination as to conformity with policies of the Comprehensive Plan would be determinant upon consideration of this project by the City Planning Commission if a public hearing were to occur. An expanded listing of Comprehensive Plan policies with some relevance to this proposal is contained in Background Document II, Comprehensive Plan, on file and available for review at 450 McAllister Street, 5th Floor.

Visual: The project would be built to the property lines, as are adjacent buildings. It would abut a mixed-use building to the south and would block views and reduce light and air circulation to residential units in this building. The project would not obstruct views from any downtown locations and is not expected to obstruct views from Nob Hill, as the crest of the hill has an elevation in excess of 220 feet (San Francisco Datum), while the roof of the proposed building would have an elevation of about 250 feet (San Francisco Datum) (Figures 8 and 9). Nearby buildings would have some views obstructed.

A mixed-use building abuts to the south and has residential apartment windows on or near the property line on the three floors above the second floor at the front of the building and on four floors above the second floor at the rear of the building. The upper three residential floors have seven windows facing the project site, while the lowest residential floor at the rear of the building has four windows facing the project site. Three of these windows are presently blocked from light and air by the existing building on the project site. One window on each of these floors is on the property line overlooking the end of Hang Ah Alley, while the remainder of the windows facing the project site are 1-1/2 feet from the property line. Seven of the fourteen residential apartments in the building have windows facing the project site, although all of the apartments also have windows facing either Stockton Street or Pagoda Place as well. The proposed building would have no lightwell or setback next to this property line and, being higher than the abutting building, would block light and air to twelve additional abutting windows.

The sponsor believes that Chinatown residents are leaving the neighborhood due, in part, to the lack of opportunities to obtain owner-occupied housing. The greatest demand for housing in Chinatown, as well as in other parts of the City, is for low and moderate income units. Fully two-thirds of Chinatown households fall into those income categories. According to the Citizens' Housing Task Force,[1] San Francisco housing prices for a two-bedroom unit, in 1980 dollars, range as follows:

Price Range	Cost
Low	$ 55,000 - 80,000 per unit
Middle	$100,000 - 175,000 per unit
Upper	$200,000 and over per unit

Units would be priced from about $160,000 to $250,000 in 1982 dollars. If the Task Force figures are adjusted for inflation, assuming a 15% inflation rate over two years, a $175,000 unit would cost about $200,000 in 1982. Thus, the project would offer 25 of 29 units that would be in the middle price range. However, as the cost of mortgages continues to increase, the gap continues to widen between the median price of housing and the price a family with the median income can afford to pay. The sponsor believes that there is a market for such units within the Chinese community itself. If this is the case, the project would increase the supply of housing available to neighborhood residents. If this is not the case, the proximity of the site to Nob Hill and the Financial District could attract condominium buyers from outside the neighborhood.

The project would increase the property values for the site and could stimulate similar development of adjacent properties including the mixed-use building located immediately south of the site. Development pressures for the latter property could result in deplacement of low-income residents and loss of affordable rental housing. Development of properties adjacent to the site, if built to the present height limit, could further shade the Chinese Playground.

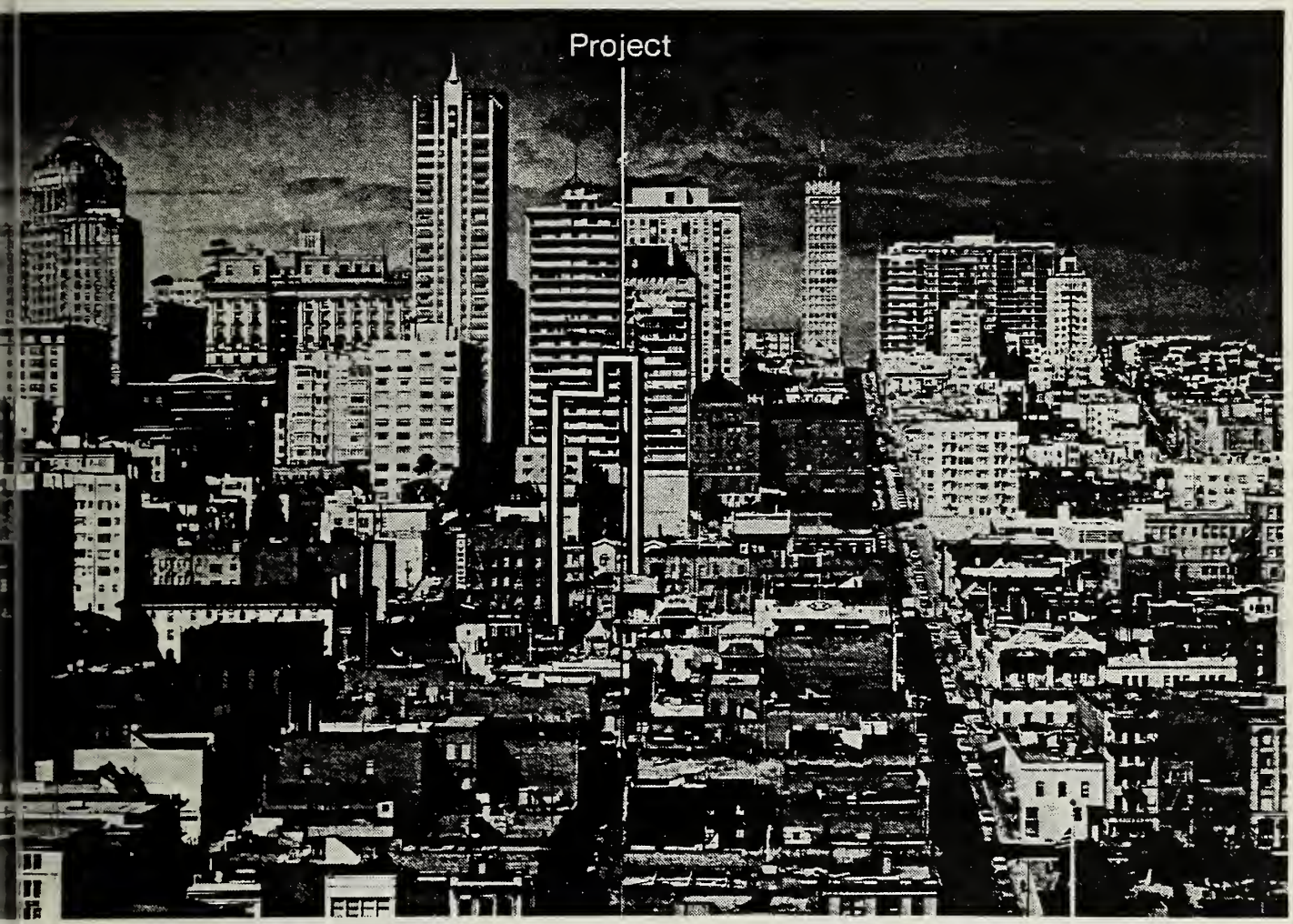
Relocation: The project would cause the dislocation of nine commercial tenants on the site. Three of the tenants are social clubs which have no employees present during the week. There are two newspaper offices, a real estate office and three garment manufacturing firms which employ a maximum of 50 people, although employment fluctuates. The sponsor has no plans to relocate the tenants or to provide any relocation assistance. However, space would be made available to them in the new building, with a right of first refusal, should any want to return to the site. The projected rents of $1.50 per square foot per month for office space and $2.50 per square foot for retail may preclude such a move, as tenants are presently paying about $.50 per square foot per month. The sponsor could provide financial relocation assistance to tenants, or help by identifying facilities in the neighborhood with rents similar to those they are now paying. The sponsor has rejected this as too costly.

EMPLOYMENT: The project would result in about 23 office and ten retail employees working on the site, based on the assumption that office workers require 250 square feet per person and that retail workers occupy about 350 square feet per person. In addition, there would probably be one fulltime permanent job associated with condominium maintenance, for a total of 34 new jobs. This would be less than the number of employees currently using the site. The project would create about 55 person-years of construction work, assuming 60% of the $4.9 million construction cost goes to labor, and that a unit of labor is valued at $52,800, including fringe benefits.[2]

figure 9

source: Planning Analysis & Development

VIEW OF NOB HILL with project (looking West)



ource: HERE TODAY

Transportation: Stockton Street is a 4-lane, two-way street, which connects Chinatown and Downtown via the Stockton Tunnel a block to the south of the site. Clay and Sacramento Streets are a one-way couplet, east and west-bound, respectively. Seven Muni lines are within two blocks of the site, and an additional fourteen lines are within 2,000 feet.

The project would generate 310-380 person trips per day (compared to about 170 presently), depending upon whether elderly or families occupy the housing units proposed. of these, about 120 would be generated by retail uses, and 60 by the office use. Depending upon elderly or family occupancy, total daily trips generated would range from 115-150 by transit, 60-100 by auto, and 130 via walking and other modes. From 21 to 70 auto/vehicle trips per day would be generated, of which from 3 to 10 would be during the 5:00 P.M. to 6:00 P.M. peak hour; from 12 to 25 transit trips would be in the peak hour. About three truck stops would be made at the project daily. See Background Document III, Transportation, for a fuller discussion of the assumptions, methodology, and other information on transportation implications of the project (on file and available for review at the Department offices at 450 McAllister Street, 5th Floor).

The project would cause about a 1% increase in daily and peak-hour traffic on Stockton Street northbound and on Clay and Sacramento Streets, and less than a 1% increase on Stockton Street southbound. The peak hour transit trips (17 to 25) generated by the project would utilize transit lines already generally at capacity. The net addition, however, is not significant.

The project would create a demand for from ten to fourteen long-term parking spaces, in addition to the eight it is providing, and about six short-term parking spaces. There is no surplus parking in the vicinity to absorb this demand. The project's eight parking spaces would probably use Pagoda Place as their access route, because the site is closer to Sacramento Street and Pagoda Place provides a larger turning radius for garage access than does Hang Ah Alley, which has benches and small trees, thus reducing its width.

The sponsor has agreed to various measures to reduce transportation impacts, as follows:

- Provide bilingual (Chinese/English) transit information in the public areas of the building.
- Require uniform truck delivery periods, early in the morning, in order to minimize the impact on traffic circulation.
- Request the Department of Public Works to install a yellow zone at the curb in front of the site on Stockton Street.
- Sell Muni Fast Passes in the retail portion of the building to encourage use of transit.

If approved by the City, the project sponsor would place a sign in the alley or on the playground fence telling drivers exiting from the parking garage to turn right only into Pagoda Place. If observed, this would reduce the potential conflicts between vehicles and pedestrians along Hang Ah Alley where benches are provided.

The sponsor could provide bicycle parking spaces to encourage the use of bicycles by employees and users of the building. The sponsor will make a decision when the design and layout of the basement is further developed, when the amount of space needed for mechanical equipment and parking is finalized.

Additional parking could be provided on or off-site, to satisfy project demand should families move to the project, or neighborhood demand to serve Chinatown as a whole. the sponsor will make a decision based on the availability of off-site parking nearby, and by the market demand for them.

Noise: The present noise environment on site is dominated by traffic-related noise from Stockton Street, a busy thoroughfare. The background noise level at the site is $65L_{dn}$[3], according to the 1974 noise level measurement in the Environmental Protection Element of the Comprehensive Plan. A thoroughfare noise level in front of the site on Stockton Street is $75L_{dn}$. The thoroughfare noise level places the site in an area where the environmental Protection Element of the Comprehensive Plan calls for discouraging new construction, and states that if new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.

Foundation type and construction methods have not been finally determined for the project, and therefore construction noise cannot be precisely estimated. There would be three phases of construction: demolition, foundation work, and superstructure assembly. The first two phases would be the noisiest. Possible pile driving for the foundation would generate the highest noise levels.

Construction noise is regulated by the San Francisco Noise Ordinance which requires that all construction equipment except impact tools and equipment not emit more than 80 dBA when measured at a distance of 100 feet (86 dBA when measured at a distance of 50 feet). Impact tools and equipment including pavement breakers, jackhammers and pile drivers must have both their intake and exhaust muffled to the satisfaction of the Director of Public Works. The Ordinance further requires a special permit for construction after 8:00 P.M. and before 7:00 A.M.

Noise Insulation Standards of Title 25 of the California Administrative Code [4] state that, for new dwelling units other than detached single-family dwellings, Interior Community Noise Level Equivalents [5] shall not exceed 45 dBA in any habitable room with all doors and windows closed. The standards require that residential locations having a CNEL greater than 60 dBA to have an acoustical analysis showing that the structure has been designed to meet the interior CNEL of 45 dBA.

The existing ambient noise levels in the site area would impact the residential units, particularly those fronting on Stockton Street.

The sponsor will require the construction contractor to muffle equipment and to schedule work at hours that minimize distirbuing noise in the neighborhood.

To reduce interior noise levels, the project sponsor will have an acoustical analysis carried out, and noise reduction measures would be included in the design of the building, to comply with the State Title 25 Noise Standards.

Air Quality/Climate: The project would cause a temporary increase in suspended particulates over the 18-month construction period. Demolition, grading and construction would generate about 1.2 tons of dust (particulate) per acre per month.[31] The site is approximately a tenth of an acre, and would generate .13 tons (260 lbs.) of dust per month. This would not exceed State standards. Except to persons with respiratory disorders, large size particles are more a nuisance than a hazard, and settle out of the atmosphere rapidly with increasing distance from the source. The sponsor has agreed to water down airborne dust during excavation and thus reduce suspended particulates.

Due to the site's location on a hillside and its proximity to other high-rise buildings to the west, it is sheltered from west winds and partially sheltered from northwest winds, which are the predominant wind directions. The proposed building would be tall (153 feet on Stockton) and would have an unbroken west facade from ground level to the roof. Consequently, the building would accelerate wind along Stockton, although these accelerations would be small.[34] The Chinese Playground would experience lighter winds than Stockton Street, due to the sheltering effect the project would have. Residential open space on the roof would be designed to minimize wind effects by including glass window walls and shrubbery.

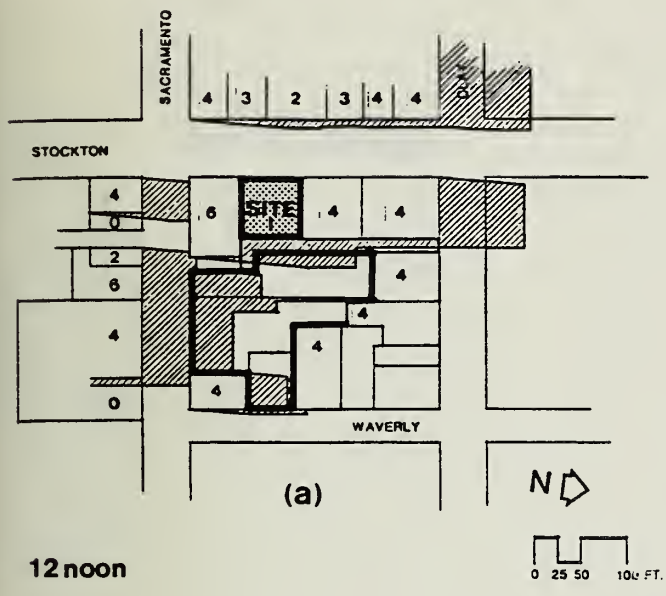
Figures 10-12 present the shadow impacts of the project in comparison to existing conditions for December, June, and September 21st, at different times of day. The project would cast shadows on the Chinese Playground east of the site. The primary impact would occur in the afternoon between 2:00 - 4:00 P.M. During the winter months, the duration of shadows would be longest. However, that is the time of year when the tennis courts are least used.

Figure 10 shows shadow diagrams for noon and 2:00 P.M. on December 21,st, the shortest day of the year and the day when shadows are longest. As shown in Figure 10(a), existing buildings cast shadows across Hang Ah Alley and about 15 feet of the Chinese Playground. The project would not affect the playground at this time, as shown in Figure 10 (b). At 2:00 P.M., existing buildings shadow almost all of the playground (Figure 10 (c); the project would not increase shadows on the playground, but would increase shadows on Clay Street, northeast of the site (Figure 10 (d)).

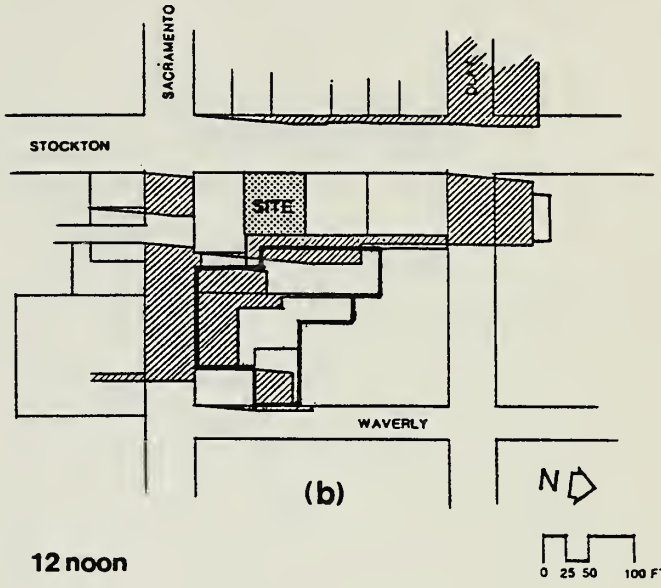
Shadow diagrams for other days of the year are on file with the Department and available for review. Graphic illustrations of shadow impacts if the site area were built out to 40-foot, 80-foot and 160-foot height limits are on file with the Office of Environmental Review.

figure 10 SHADOW IMPACT ANALYSIS

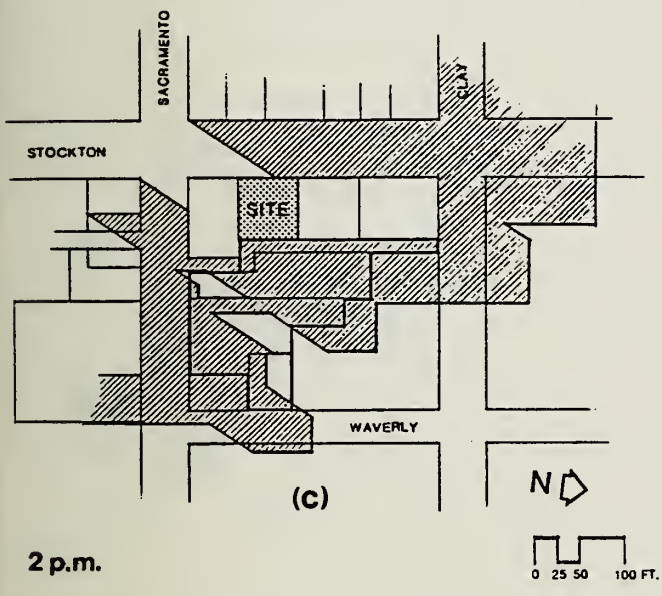
source: Fiory & Wong



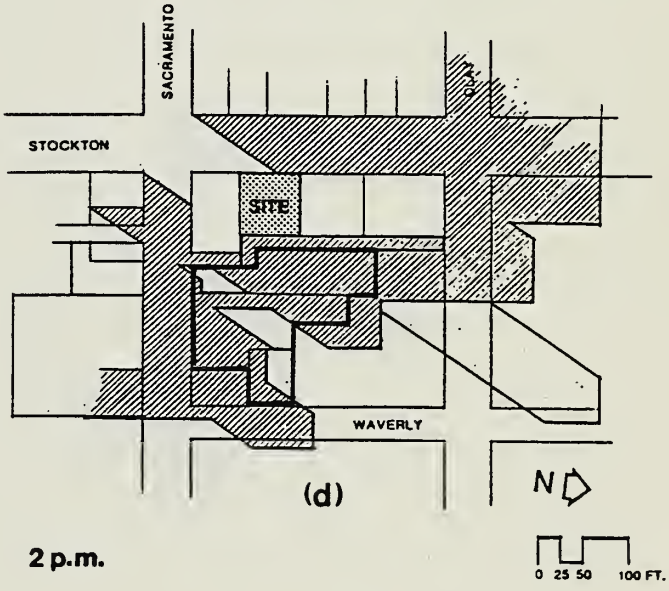
12 noon



12 noon



2 p.m.



2 p.m.

EXISTING SHADOW PATTERN – DECEMBER 21

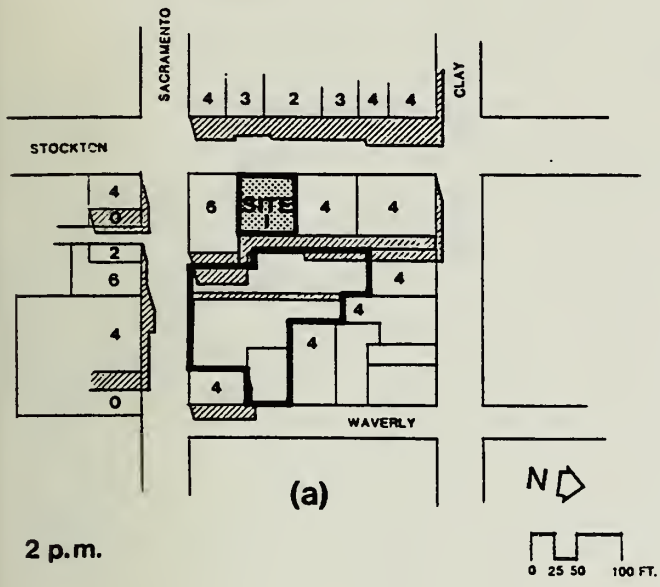
SHADOW PATTERN WITH PROJECT – DECEMBER 21

Chinese Playground

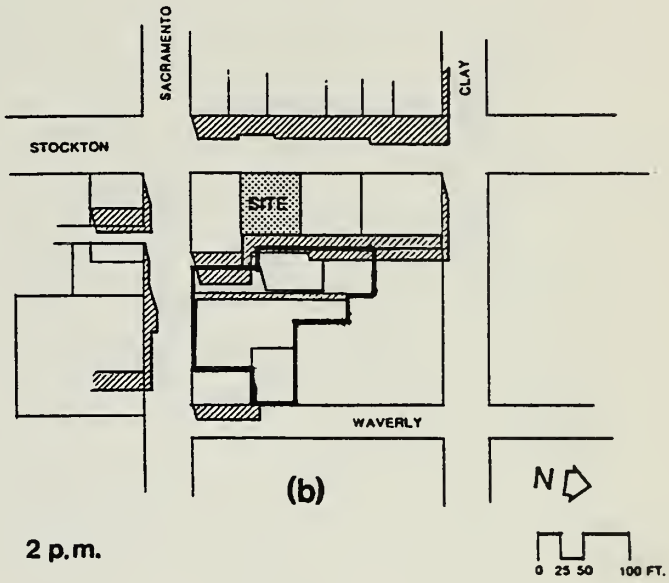
NUMBERS REFER TO THE NUMBER OF STORIES OF EXISTING BUILDINGS

figure 11 SHADOW IMPACT ANALYSIS

source: Fiory & Wong



2 p.m.



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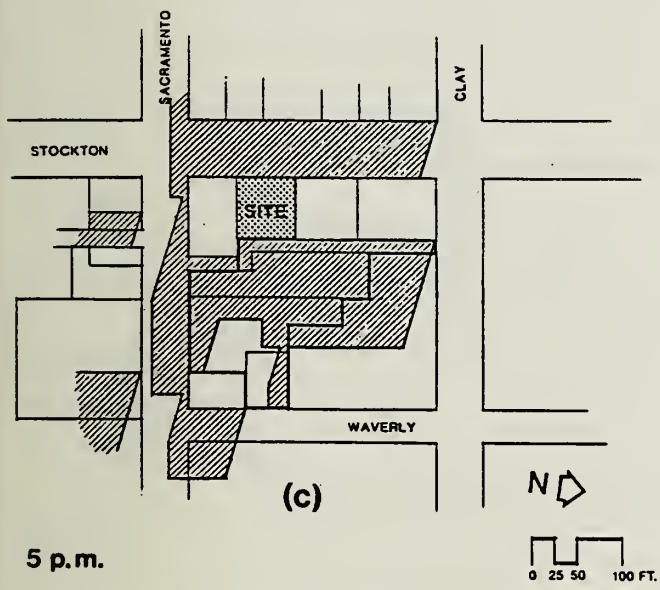
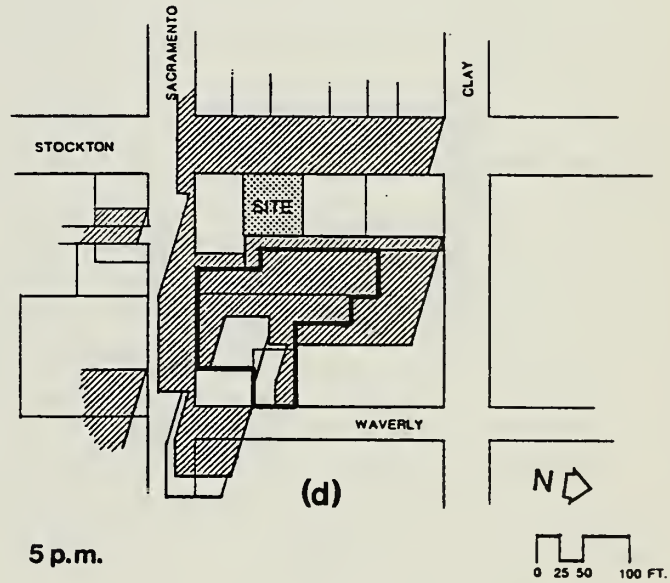


5 p.m.



5 p.m.

EXISTING SHADOW PATTERN – JUNE 21

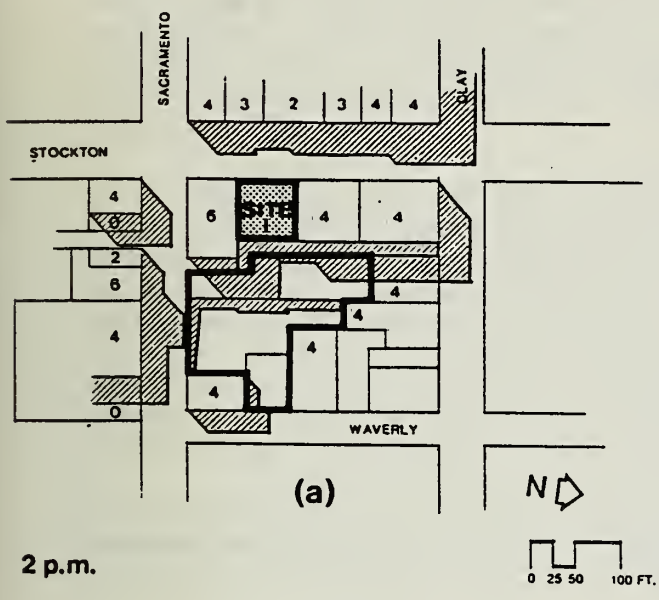
SHADOW PATTERN WITH PROJECT – JUNE 21

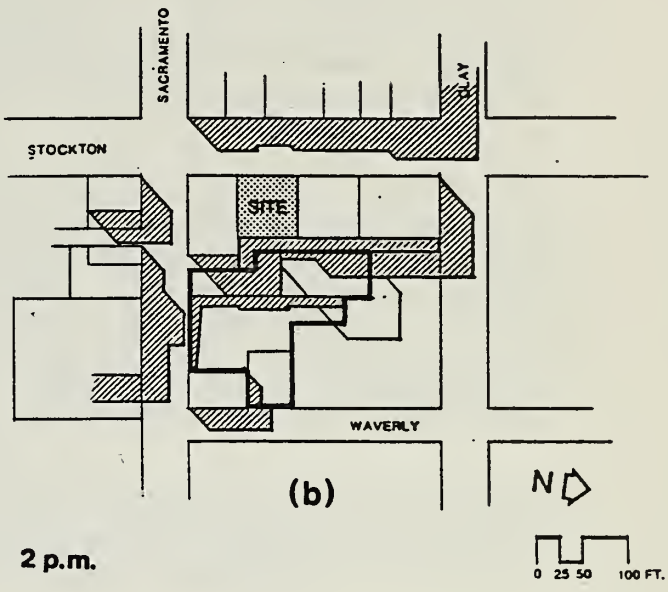
Chinese Playground

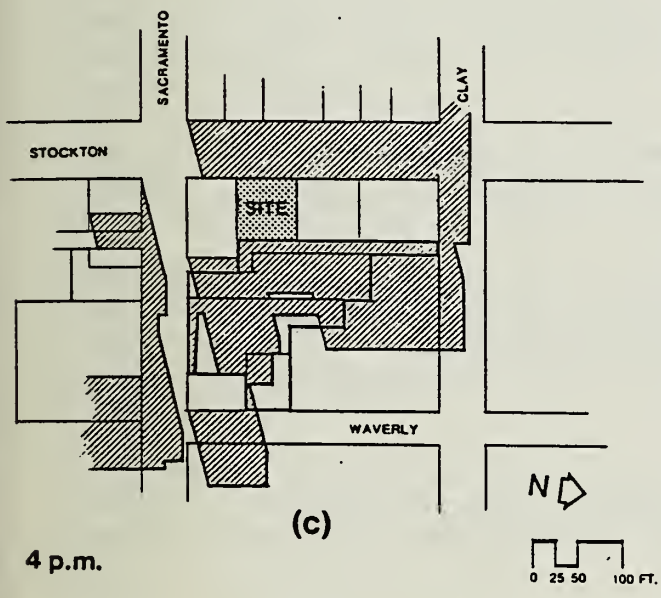
NUMBERS REFER TO THE NUMBER OF STORIES OF EXISTING BUILDINGS

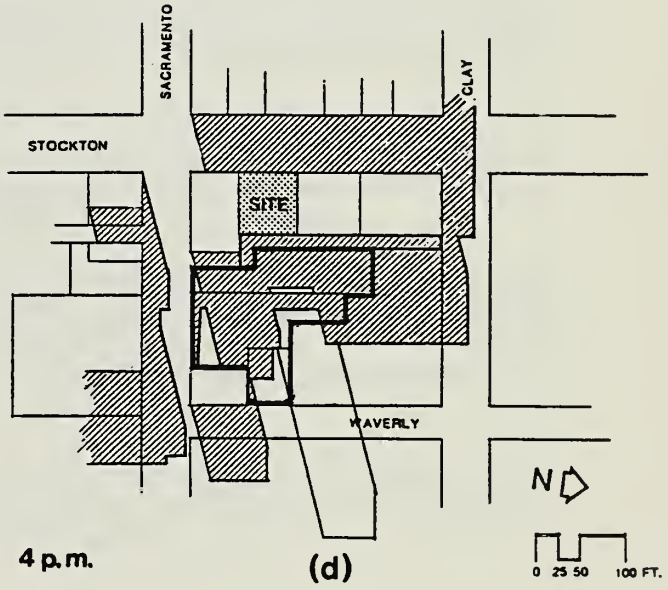
figure 12 SHADOW IMPACT ANALYSIS

source: Fiory & Wong









EXISTING SHADOW PATTERN – SEPTEMBER 21

SHADOW PATTERN WITH PROJECT – SEPTEMBER 21

Chinese Playground

NUMBERS REFER TO THE NUMBER OF STORIES OF EXISTING BUILDINGS

Geology and Seismicity: The site is in a special geologic study area and has the potential for ground failure, landslides and liquefaction during a major seismic event, according to the Community Safety Element of the Comprehensive Plan. Life Safety Policy Number Four of the Element requires a site evaluation by California-licensed soils engineers prior to construction on such sites. The project sponsor has agreed to construct the building in compliance with the excavation, foundation and structural recommendations of a California-licensed engineer or geologist regarding the special geologic hazards at the site.

A general and preliminary geologic report was authorized by the project sponsor.[47] Additional investigations will be performed at a later date. The preliminary report found the site apparently suitable for the proposed construction. The site area is underlain by fill and alluvial soils over weathered Franciscan shale and sandstone bedrock. Although the fill is not a suitable material on which to build, the underlying alluvial soils are expected to provide adequate foundation support for shallow foundations.[48] However, if building loads were great enough to cause differential settlement, a pile-supported foundation may be required.

The project would not require extensive grading or excavation, as the proposed basement would be at the level of Pagoda Place and would extend deeper only at the center of the site where a sub-basement is being considered.

Public Facilities and Utilities: The Chinese Playground is located east of the site, half an acre in size, with play structures and basketball, tennis and volleyball courts. The playground provides 25 percent of the public open space in Chinatown.

The sponsor is considering improvements for Hang Ah Alley such as decorative paving, lighting, more benches, and landscaping. The sponsor will make a decision based on the landscape plan for the building and on cost.

The third floor terrace could be landscaped in a way to make the east facade of the building more visually interesting as seen from Hang Ah Alley. Hanging vines that do not require great amounts of sunlight (such as ivy) could be used. The sponsor will make a decision based on the landscape plans for the project and on cost.

Discussion of other facilities and utilities is included in Background Document IV, Utilities and Public Services, on file and available for review at Department offices, 450 McAllister Street, 5th Floor.

Water: There would be an increase in water use of about 212,000 gallons per month, due primarily to residential use which would be about 192,000 gallons per month, assuming 200 gallons per unit per day and 30 days per month, on average, for the 29 units.

Energy: Increased energy consumption on the site would be associated with the residential uses proposed. Present monthly usage is 3,460 kilowatt hours (KWH) electricity and 100 therms of gas. The proposed building is all-electric, and would use 144,000 KWH monthly. Additional material is in Background Document V, Energy, on file and available for review at Department offices.

Measures to reduce energy use include:

- Residential units would have operable windows and no air-conditioning.

- Residential space heating would be hot water-type baseboard electric units. With this type of heat all of the electric power used in the heater is converted to usable heat.

- Energy conserving water flow devices would be provided for each plumbing fixture.

- Lighting design for commercial and mechanical spaces would be fluorescent and would include the use of energy saving ballasts and lamps.

Measures rejected include the following:

Gas space heating and hot water heating were considered as energy conservation measures but were rejected due to space requirements and/or costs.

Passive solar space heating was considered and rejected because the project would have windows facing east and west. South orientation is the most frequent choice for collector orientation. Any future high-rise building built on the south side of the project would interfere with a solar system.

Solar panels were also considered for the rooftop but were rejected because almost the entire roof would be used to provide open space. Even if the roof were used for solar panels alone, the area would not be sufficient for the number of panels needed to provide energy for 29 dwelling units.

Archeological & Cultural: According to the Department of City Planning's San Francisco Archeological Sensitivity Map, the site area has "less potential for significant finds" than some other parts of the city, but "retains a high possibility of containing material of archeological interest." The limited depth of excavation planned for the center of the site would not be likely have an impact on any remains, should they be present; please refer to Mitigation Measure below. The project would not, by itself, affect unique ethnic or cultural values, but it would represent a modernizing change in the type of building found in Chinatown.

The Chinatown Neighborhood Improvement Resource Center has published A Historical and Architectural guide to San Francisco's Chinatown by Landmark Preservation Advisory Board Member Philip A. Choy and Christopher Kip. The book lists 40 buildings of architectural or historical significance in the Chinatown Core area. Of these, 38 are located within four blocks of the site

(see the Appendix for a complete listing). Two sites of historical importance are: Portsmouth Plaza, about four blocks from the site, and the Kong Chow Benevolent Association building at 865 Stockton. The original post-earthquake building occupied by Kong Chow was demolished in 1970 despite efforts to have it saved by designating it a City Landmark. The present building on its site was constructed in 1978. the existing building on the project site is not considered historically important and is not listed in the guide. The Kuomintang Headquarters, next door to the project site is noted in the Guide for its historical rather than architectural importance. The Chinese Associated Benevolent Organization (also known as the Chinese Six Companies) has its headquarters in a building directly across the street from the site. That building was constructed in 1908.

Mitigation Measures

1. A building evacuation plan would be developed for emergencies. This plan would be coordinated with emergency response and/or emergency evaluation plans for the neighborhood and the City.

2. In the event that archeological or historical remains were found during project excavation, work would be stopped and the Environmental Review Officer and the President of the Landmarks Preservation Advisory Board would be notified. Need for a testing program would be determined by the Office of Environmental Review. Unless recommendations from a testing program indicate need for retention of the on-going services of a qualified historical archeologist, the Office of Environmental Review would make a determination as to the significance of any find with the assistance of an historical or prehistorical archeologist and any other expert(s) which might be required. The Office of Environmental Review would then recommend mitigation measures, if necessary, and send them to the State Office of Historic Preservation. Excavation or construction which might damage cultural resources would be suspended for a maximum of four weeks to permit inspection, and retrieval of the resource, if appropriate.

Alternatives: One alternative would be to provide the dwelling units for elderly occupancy. This option was one of the scenarios analyzed in the transportation discussion which showed that it would result in fewer person trips so there might be less opportunity for pedestrian-vehicle conflicts. if it were reserved for elderly who didn't drive, the parking demand and number of parking stalls could be reduced resulting in a further reduction in opportunity for pedestrian-vehicle conflict. There would be no change in the building's height, bulk or appearance under this alternative so there would be no difference in the building's impact on wind and shading compared to the proposed project.

A project that would have a different impact on shading as well as trip generation would be a smaller building. The length of shadows cast by the project would be reduced in direct proportion to the amount by which the height of the building is reduced. Shadow studies of buildings along this block with building heights of 160 feet, 80 feet and 40 feet are on file with the Office of Environmental Review.

A 50-foot high building would conform to the site's proposed height limit expressed in the publication, "Guiding Downtown Development." The shadow of a 50-foot building would extend only about 5-8 feet further than the shadow of the site's existing building at 2:00 P.M. on June 21st so it would extend across about 30 percent of the width of the tennis court (vs. about 90 percent for the proposal). At 5 P.M. on June 21st, the existing building's shadow extends across about 30 percent of the jungle gym area on a level below the volleyball court. At the same time, the shadow of a 50-foot building would extend across about 60 percent of that area's width (vs. 100 percent for the proposal). 2:00 P.M. shadows at the equinox (September and March) are about twice as long as in June.

Transportation impacts, the consumption of energy and the use of public utilities would be relative to the number of people housed or attracted to the building and this would generally be determined by the number of bedrooms provided. A smaller building would probably offer fewer bedrooms than the proposed in proportion to the number of floors it would have less than the proposal.

Since both these alternatives would have less environmental impact than the proposal, they could not have a significant effect on the environment.

An alternative which would preserve the access of light and air to all the abutting apartment building windows would have a 3-foot-deep light well along the proposed building's south side above the 2nd floor. This would reduce the amount of floor area in the proposal by 900 sq. ft. If a rear yard variance were sought and justified, this area could be added to the east side of the building.

If a reduction in floor area occurred, the total number of bedrooms may be less than proposed resulting in a reduced degree of density impacts such as demand for transportation, utilities and community services and consumption of water and energy on this site.

If the space were added to the east end of the building, the density impacts would be the same as for the proposal but the shadow cast by the building eastward would be longer.

ENVIRONMENTAL EVALUATION CHECKLIST (Initial Study)

MIxed Use Development

Project File No: EE 81.403E Title: MIXED USE DEVELOPMENT

Address: 824-828 Stockton Street Assessor's Block and Lot: 225/14

A. GENERAL CONSIDERATIONS:	Yes	Maybe	No	N/A	Disc.**
1. Would the project conflict with objectives and policies in the Comprehensive Plan (Master Plan) of the City?		X			X
2. Would the project require a variance, or other special authorization under the City Planning Code?			X		X
3. Would the project require approval of permits from City Departments other than DCP or BBI, or from Regional, State or Federal Agencies?			X		X
*4. Would the project conflict with adopted environmental plans and goals?				X	X
B. ENVIRONMENTAL IMPACTS:					
1. Land Use. Would the proposed projects:					
a. Be different from surrounding land uses?			X		
*b. Disrupt or divide the physical arrangement of an established community?			X		
2. Visual Quality and Urban Design. Would the proposed project:					
a. Obstruct or degrade any scenic view or vista open to the public?			X		X
b. Reduce or obstruct views from adjacent or nearby buildings?	X				X
*c. Create a negative aesthetic effect?			X		
d. Generate light or glare affecting other properties?			X		
3. Population/Employment/Housing. Would the proposed project:					
a. Alter the density of the area population?	X				X

**Further discussion warranted

*Denotes State EIR Guidelines, Appendix G, normally significant effect.

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3. Cont'd.	Yes	Maybe	No	N/A	Disc.
*b. Have a growth-inducing effect?		X			X
*c. Require relocation of housing or businesses, with a displacement of people, in order to clear the site?	X				X
d. Create or eliminate jobs during construction and operation and maintenance of the project?	X				X
e. Create an additional demand for housing in San Francisco?			X		
4. Transportation/Circulation. Would the construction or operation of the project result in:					
a. Change in use of existing transportation systems? (transit, roadways, pedestrian ways, etc.)	X				X
*b. An increase in traffic which is substantial in relation to existing loads and street capacity?			X		X
c. Effects on existing parking facilities, or demand for new parking?		X			X
d. Alteration to current patterns of circulation or movement of people and/or goods?			X		
e. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?			X		
f. A need for maintenance or improvement or change in configuration of existing public roads or facilities?			X		
g. Construction of new public roads?			X		
5. Noise.					
a. Would the proposed project result in generation of noise levels in excess of those currently existing in the area?			X		
b. Would existing noise levels impact the proposed use?	X				X
c. Are Title 25 Noise Insulation Standards applicable?	X				X

	Yes	Maybe	No	N/A	Disc.
6. Air Quality/Climate. Would the proposed project result in:					
*a. Violation of any ambient quality standard or contribution to an existing air quality violation?	___	___	X	___	___
*b. Exposure of sensitive receptors to air pollutants?	___	___	X	___	___
c. Creation of objectionable odors?	___	___	X	___	___
d. Burning of any materials including brush, trees, or construction materials?	___	___	X	___	___
e. Alteration of wind, moisture, or temperature (including sun shading effects), or any change in climate, either locally or regionally?	X	___	___	___	X
7. Utilities and Public Services. Would the proposed project:					
a. Have an effect upon, or result in a need for new or altered, governmental services in any of the following?					
fire protection	___	___	X	___	___
police protection	___	___	X	___	___
schools	___	___	X	___	___
*parks or other recreational facilities	___	___	___	___	___
maintenance of public facilities	___	___	X	___	___
power or natural gas	___	___	X	___	___
communications systems	___	___	X	___	___
water	___	___	X	___	___
*sewer/storm water drainage	___	___	X	___	___
solid waste collection and disposal	___	___	X	___	___
8. Biology.					
a. Would there be a reduction in plant and/or animal habitat or interference with the movement of migratory fish or wildlife species?	___	___	X	___	___
*b. Would the project affect the existence or habitat of any rare, endangered or unique species located on or near the site?	___	___	X	___	___
c. Would the project require removal of mature scenic trees?	___	___	X	___	___

	Yes	Maybe	No	N/A	Disc.
9. Land. (topography, soils, geology) Would proposed project result in or be subject to:					
*a. Potentially hazardous geologic or soils conditions on or immediately adjoining the site? (slides, subsidence, erosion, and liquefaction)	X				X
b. Grading? (consider height, steepness and visibility of proposed slopes; consider effect of grading on trees and ridge tops)		X			X
c. Generation of substantial spoils during site preparation, grading, dredging or fill?			X		
10. Water. Would the proposed project result in:					
*a. Reduction in the quality of surface water?			X		
*b. Change in runoff or alteration to drainage patterns?			X		
*c. Change in water use?	X				X
*d. Change in quality of public water supply or in quality or quantity (dewatering) of ground water?			X		
11. Energy/Natural Resources. Would the proposed project result in:					
*a. Any change in consumption of energy?	X				X
*b. Substantial increase in demand on existing energy sources?			X		
c. An effect on the potential use, extraction, conservation or depletion of a natural resource?			X		
12. Hazards. Would the proposed project result in:					
*a. Increased risk of explosion or release of hazardous substances (e.g. , oil, pesticides, chemicals or radiation), in the event of an accident, or cause other dangers to public health and safety?			X		
*b. Creation of or exposure to a potential health hazard.			X		
*c. Possible interference with an emergency response plan or emergency evacuation plan?			X		

13. Cultural. Would the proposed project:	Yes	Maybe	No	N/A	Disc.
*a. Include or affect a historic site, structure, or building?	___	___	X	___	X
*b. Include a building on any recognized list of buildings of architectural merit?	___	___	X	___	X
*c. Include or affect a known archaeological resource or an area of archaeological resource potential?	___	X	___	___	X
*d. Cause a physical change affecting unique ethnic or cultural values?	___	___	X	___	X

MITIGATION MEASURES:	Yes	No	Disc.
Are mitigation measures included in the project?	X	___	X
Are other mitigation measures available?	X	___	X

ALTERNATIVES

Were other alternatives considered?	___	___	___

MANDATORY FINDINGS OF SIGNIFICANCE:

*1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal, or eliminate important examples of the major periods of California history or prehistory?	___	X	___
*2. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?	___	X	___
*3. Does the project have the possible environmental effects which are individually limited, but cumulatively considered? (Analyze in the light of past projects, other current projects, and probable future projects?)	___	X	___
*4. Would the project cause substantial adverse effects on human beings, either directly or indirectly?	___	X	___
*5. Is there a serious public controversy concerning the possible environmental effect of the project?	___	X	___

n the basis of this initial evaluation:

X I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared by the Department of City Planning.

X I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because the mitigation measures, numbers 1 & 2 in the discussion have been included as part of the proposed project. A NEGATIVE DECLARATION will be prepared.

___ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Robert W. Passmore
Assistant Director-Implementation

for

Dean Macris
Director

Date: 8/24/82

FOOTNOTES

1. City and County of San Francisco, Report of the Citizens Housing Task Force, July 29, 1981, p. 82.

2. Mart Jama, Construction Cost Estimator, Swinerton & Walberg.

3. Ldn is an averaged sound level measurement, based on human reaction to cumulative noise exposure over a 24-hour period, which takes into account the greater annoyance of nighttime noises. Noise between 10 P.M. and 7 A.M. is weighted 10 dBA higher than daytime noise.

   Decibel (dB)is a logarithmic unit of sound energy intensity. Sound waves, traveling outward from a source, exert a force known as sound pressure level (commonly called "sound level"), measured in decibels. dBA is decibel corrected for the variation in frequency response of the typical human ear at commonly-encountered noise levels.

   Community noise equivalent level (CNEL); similar to Ldn except that sound level measurements taken between 7 P.M. and 10 P.M. are weighted 5 dBA higher than daytime sounds in addition to the 10 dBA 10 P.M. to 7 A.M. weighting.

4. California Administrative Code, Title 25, Chapter 1, Subchapter 1, Summary of Requirements of California Noise Insulation Standards.

5. Community Noise Equivalent Level (CNEL) is an average equivalent sound level during a typical 24-hour period and is typically within one dB of Ldn value.

6. U.S. Environmental Protection Agency, 1975, Compilation of Air Pollutant Emission Factors, Supplement No. 5, p. 11.2.4-1

7. Donald Ballanti, Certified Consulting Meteorologist, Wind Impact Evaluation for the Proposed Wing Yung Project, September, 1981. A copy of the report is on file with the Office of Environmental Review.

8. Geo/Resource Consultants, Inc., Fred M. Sterr, P.E., Certificate No. 28591, and Donald Fowler, CEG (1022) "Preliminary Geotechnical Evaluation: Ning Yung Benevolent Association," October 6, 1981.

9. Geo/Resource, Ibid.